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18 DEC 27 AM 8:38

JACKSON COUNTY  
SHERIFF'S OFFICE

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**IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF JACKSON**

U.S. BANK TRUST, N.A., AS TRUSTEE  
FOR LSF9 MASTER PARTICIPATION  
TRUST,

Plaintiff,

v.

SHERRY L. LOVE AKA SHERRY LYNN  
LOVE, INDIVIDUALLY; SHERRY L. LOVE  
AKA SHERRY LYNN LOVE, AS TRUSTEE  
OF THE SHERRY LYNN LOVE TRUST  
U.T.A.D. MAY 31, 2007; ASHLEY L.  
JENSEN, INDIVIDUALLY; ASHLEY L.  
JENSEN, AS TRUST OF THE JENSEN 2005  
TRUST; CREDIT BUREAU OF JOSEPHINE  
COUNTY; AND OCCUPANTS OF THE  
PREMISES,

Defendant.

Case No. 14CV13220

**WRIT OF EXECUTION**

TO THE JACKSON COUNTY SHERIFF:

On November 20, 2018, a General Judgment of Foreclosure and Declaration of Amount Due by Default was entered by the JACKSON County Circuit Court, foreclosing Plaintiff's Deed of Trust and directing that the property subject to the Deed of Trust be sold to satisfy the unpaid debt due to Plaintiff.

The mailing address for the judgment creditor is: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST c/o Aldridge Pite, LLP, 111 SW Columbia St., Ste. 950, Portland, OR 97201.

The real property to be sold at public auction is commonly known as 4098 FEET CRK

1 RD, GOLD HILL, OR 97525 (“Subject Property”), and legally described as:

2 THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14  
3 IN TOWNSHIP 37 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN, JACKSON  
4 COUNTY, OREGON.

5 The total amount due and owing on the Judgment as of December 19, 2018;

6	Judgment:	Principal	\$500,376.38
7	Pre-Judgment:	Interest(5.77500%,\$31.82/day)	\$13,237.12 (10/1/2017 through
8			11/20/2018)
9		Attorney Fees	\$10,890.75
10		Costs	\$118.04
11		Prevailing Party Fee	\$300.00
12	Post-Judgment:	Interest(9.000%,\$126.51/day)	\$3,480.31 (11/21/2018 through
13			12/19/2018)
14		Attorney Fees	\$305.00
15		Costs	\$0.00

16 **TOTAL: \$528,707.60**

17 In the name of the State of Oregon, you are hereby directed to proceed to notice for sale  
18 and sell the Subject Property. After the sale, you are directed to issue a certificate of sale to the  
19 purchaser and file a return on the writ of execution, depositing the sale proceeds with the Court.  
20 Further, you are directed to execute, after the time for redemption has elapsed, a deed to the  
21 holder of the certificate of sale.

22 //  
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1 By the signature of the attorney for the judgment creditor, the person that requested  
2 issuance of the Writ hereby authorizes the sheriff to continue execution under the Writ and delay  
3 making a return on the writ to a date up to 150 days after receipt.  
4



Signed: 12/20/2018 11:51 AM

*Jamye Norman E*

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9 Presented by:

10 ALDRIDGE PITE, LLP

11  
12 By: /s/ Sarah M. Mathenia

13 { } Hunter Zook, OSB #095578  
14 { } Katie Riggs, OSB #095861  
15 {X} Sarah M. Mathenia, OSB #120681  
16 { } Shannon K. Calt, OSB #121855  
17 { } Christina Andreoni, OSB #160875

18 *of Attorneys for Judgment Creditor*  
19 (858) 750-7600  
20 (503) 222-2260 (facsimile)  
21 orecourtnotices@aldridgepite.com  
22  
23  
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### REGISTER OF ACTIONS

CASE No. 14CV13220

**US Bank Trust NA vs Sherry L Love, Sherry L Love, Ashley L Jensen, Ashley L Jensen, Credit Bureau of Josephine County et al.**

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§  
§

Case Type: **Property - Foreclosure**  
Date Filed: **09/15/2014**  
Location: **Jackson**

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**PARTY INFORMATION**

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		Attorneys
<b>Defendant</b>	<b>Credit Bureau of Josephine County</b>	
<b>Defendant</b>	<b>Jensen, Ashley L</b>	
<b>Defendant</b>	<b>Jensen, Ashley L Trustee Jensen 2005 Trust</b>	
<b>Defendant</b>	<b>Love, Sherry L Also Known As Love, Sherry Lynn Defaulted</b>	<b>RICH BILLIN</b> <i>Retained</i> 541 776-9900(W)
<b>Defendant</b>	<b>Love, Sherry L Also Known As Love, Sherry Lynn Trustee Sherry Lynn Love Trust UTAD Defaulted</b>	<b>RICH BILLIN</b> <i>Retained</i> 541 776-9900(W)
<b>Defendant</b>	<b>Occupants of the Premises Dismissed</b>	
<b>Plaintiff</b>	<b>Bayview Loan Servicing LLC</b>	<b>Dannine M Consell</b> <i>Retained</i> 503-320-9800(W)
	Removed: 05/02/2017 Inactive	<b>JANAYA LEE CARTER</b> <i>Retained</i> 206-209-0375 x652(W)
		<b>JOHN M THOMAS</b> <i>Retained</i> 974-201-3203(W)
		<b>Scott R Grigsby</b> <i>Retained</i> 503-473-8879(W)
<b>Plaintiff</b>	<b>US Bank Trust NA</b>	<b>CASEY C PENCE</b> <i>Retained</i> 503 345-9501(W)
		<b>Dannine M Consell</b> <i>Retained</i> 503-320-9800(W)
		<b>HUNTER B ZOOK</b> <i>Retained</i> 503-222-2246(W)

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**EVENTS & ORDERS OF THE COURT**

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**DISPOSITIONS**  
05/28/2015 **Judgment - Limited Dismissal** (Judicial Officer: Grensky, Ron D.)  
Party(Occupants of the Premises)

Created: 05/28/2015 2:32 PM

05/29/2015 **Judgment - General** (Judicial Officer: Grensky, Ron D.)  
Party(Love, Sherry L; Love, Sherry L; Jensen, Ashley L; Jensen, Ashley L; Credit Bureau of Josephine County)  
Set aside 10.3.16  
Created: 06/01/2015 8:21 AM

12/23/2016 **Judgment - Limited Dismissal** (Judicial Officer: Gerking, Timothy)  
Party(Jensen, Ashley L; Jensen, Ashley L; Credit Bureau of Josephine County)  
Set Aside  
Created: 12/23/2016 4:41 PM

11/20/2018 **Judgment - General** (Judicial Officer: Grensky, Ron D.)  
Party(Love, Sherry L; Love, Sherry L; Jensen, Ashley L; Jensen, Ashley L; Credit Bureau of Josephine County)  
Created: 11/20/2018 1:22 PM

**OTHER EVENTS AND HEARINGS**

09/15/2014 **Complaint**  
Created: 09/16/2014 4:26 PM

09/15/2014	<b>Service</b>		
	Love, Sherry L	Served	03/20/2015
	Love, Sherry L	Served	03/20/2015
	Jensen, Ashley L	Served	03/20/2015
	Jensen, Ashley L	Served	03/20/2015
	Credit Bureau of Josephine County	Served	09/29/2014
	Occupants of the Premises	Served	03/20/2015
	Created: 09/16/2014 4:26 PM		

10/02/2014 **Proof - Service**  
9.29.14  
Created: 10/06/2014 10:58 AM

10/07/2014 **Return - Service (Not Served)**  
Created: 10/08/2014 2:55 PM

10/20/2014 **Return - Service (Not Served)**  
Created: 10/22/2014 2:29 PM

10/20/2014 **Return - Service (Not Served)**  
Created: 10/22/2014 2:30 PM

10/20/2014 **Return - Service (Not Served)**  
Created: 10/22/2014 2:30 PM

10/29/2014 **Proof - Service**  
10.1.14-office svc  
Created: 10/31/2014 2:19 PM

11/18/2014 **Notice - Rule 7 - 63 Day**  
Created: 11/18/2014 9:34 AM

11/21/2014 **Return - Service (Not Served)**  
Created: 11/24/2014 8:56 AM

11/21/2014 **Return - Service (Not Served)**  
Created: 11/24/2014 8:57 AM

11/21/2014 **Return - Service (Not Served)**  
Created: 11/24/2014 8:57 AM

11/21/2014 **Summons**  
To:  
Created: 11/24/2014 9:18 AM

11/26/2014 **Return - Service (Not Served)**  
Created: 12/01/2014 3:15 PM

11/26/2014 **Return - Service (Not Served)**  
Created: 12/01/2014 3:15 PM

11/26/2014 **Proof - Service**  
11/13/14 Individual  
Created: 12/01/2014 3:17 PM

11/26/2014 **Proof - Service**  
11/13/14 Trustee  
Created: 12/01/2014 3:18 PM

12/11/2014 **Motion - Continuance**  
Created: 12/11/2014 10:17 AM

12/11/2014 **Declaration**  
Created: 12/11/2014 10:17 AM

12/11/2014 **Proof - Service**  
12.10.14  
Created: 12/11/2014 10:17 AM

12/11/2014 **Motion - Service by Publication**  
as to: Sherry Love and Sherry Love Trustee of the Sherry Love Trust  
Created: 12/11/2014 10:43 AM

12/11/2014 **Declaration**  
Created: 12/11/2014 10:43 AM

12/11/2014 **Proof - Service**  
12.10.14  
Created: 12/11/2014 10:44 AM

12/18/2014 **Order - Rule 7 Service Postponement Granted** (Judicial Officer: Grensky, Ron D. )  
Signed Date: 12/17/2014  
Created: 12/18/2014 8:17 AM

12/18/2014 **Order - Publication** (Judicial Officer: Grensky, Ron D. )  
Signed: 12/17/2014  
Created: 12/18/2014 11:44 AM

02/06/2015 **Motion - Continuance**  
Created: 02/06/2015 11:38 AM

02/06/2015 **Declaration**  
Created: 02/06/2015 11:38 AM

02/06/2015 **Proof - Service**  
2.6.15  
Created: 02/06/2015 11:38 AM

02/12/2015 **Order - Rule 7 Service Postponement Granted** (Judicial Officer: Grensky, Ron D. )  
Signed Date: 02/11/2015  
Created: 02/12/2015 11:19 AM

03/10/2015 **Declaration**  
*Military search*  
Created: 03/10/2015 11:45 AM

03/10/2015 **Proof - Service**  
3.10.15  
Created: 03/10/2015 11:45 AM

04/02/2015 **Motion - Continuance**  
Created: 04/02/2015 2:46 PM

04/02/2015 **Declaration**  
Created: 04/02/2015 2:46 PM

04/02/2015 **Proof - Service**  
4.2.15  
Created: 04/02/2015 2:46 PM

04/09/2015 **Order - Rule 7 Service Postponement Granted** (Judicial Officer: Grensky, Ron D. )  
Signed Date: 04/03/2015  
Created: 04/09/2015 8:51 AM

04/16/2015 **Notice - Intent Take Default**  
Created: 04/16/2015 11:44 AM

04/16/2015 **Proof - Service**  
4.16.15-mail svc  
Created: 04/16/2015 11:44 AM

04/16/2015 **Proof - Service**  
2.27.15 thru 3.20.15 - publication svc  
Created: 04/17/2015 11:13 AM

05/21/2015 **Declaration**  
*military*  
Created: 05/22/2015 3:27 PM

05/21/2015 **Notice - Dismissal**  
*Occupants ONLY*  
Created: 05/22/2015 3:27 PM

05/21/2015 **Motion - Default Order**  
Created: 05/22/2015 3:27 PM

05/21/2015 **Declaration**  
Created: 05/22/2015 3:28 PM

05/21/2015 **Declaration**  
Created: 05/22/2015 3:28 PM

05/21/2015 **Statement - Attorney Fees**  
Created: 05/22/2015 3:28 PM

05/21/2015 **Proof - Service**  
5.21.15  
Created: 05/22/2015 3:28 PM

05/28/2015 **Order - Default** (Judicial Officer: Grensky, Ron D. )  
Signed: 05/28/2015  
Created: 05/28/2015 2:09 PM

05/28/2015 **Digitized Judgment Document** (Judicial Officer: Grensky, Ron D. )  
Signed Date: 05/28/2015  
Created: 05/28/2015 2:32 PM

05/28/2015 **Notice - Judgment Entry**  
Created: 05/28/2015 2:32 PM

05/29/2015 **Digitized Judgment Document** (Judicial Officer: Grensky, Ron D. )  
Signed Date: 05/29/2015  
Created: 06/01/2015 8:22 AM

06/01/2015 **Closed**  
Created: 06/01/2015 8:22 AM

06/01/2015 **Notice - Judgment Entry**  
Created: 06/01/2015 8:22 AM

06/19/2015 **Praecipe**  
Created: 06/19/2015 3:48 PM

06/22/2015 **Writ - Execution**  
Issued: 06/22/2015  
Created: 06/22/2015 8:51 AM

07/18/2016 **Notice**  
*Levy*  
Created: 07/19/2016 8:40 AM

08/15/2016 **Affidavit**  
Created: 08/17/2016 2:50 PM

08/15/2016 **Affidavit - Counsel**  
Created: 08/17/2016 2:50 PM

08/15/2016 **Motion - Relief from Judgment**  
*RDG/ Expedited hearing requested*  
Created: 08/17/2016 2:50 PM

08/15/2016 **Affidavit**  
*Of Trinity Branson*  
Created: 08/17/2016 2:50 PM

- 08/29/2016 **Hearing - Motion** (2:00 PM) (Judicial Officer Grensky, Ron D.)  
*DEF Love Mtn for Relief from Jdg*  
Result: Held  
Created: 08/23/2016 1:50 PM
- 08/29/2016 **Record - Proceedings**  
Created: 08/29/2016 4:00 PM
- 09/07/2016 **Response**  
Created: 09/12/2016 9:30 AM
- 09/15/2016 **Reply**  
*to plaintiffs response to motion for relief*  
Created: 09/15/2016 1:44 PM
- 09/19/2016 **Hearing - Motion** (2:00 PM) (Judicial Officer Grensky, Ron D.)  
*ATTY Grigsby to appear by phone by calling JA x169*  
Result: Held  
Created: 08/29/2016 4:05 PM
- 09/19/2016 **Record - Proceedings**  
*Clerk's Log*  
Created: 09/19/2016 2:41 PM
- 09/26/2016 **Hearing - Motion** (2:00 PM) (Judicial Officer Grensky, Ron D.)  
*Relief from Jdg*  
*09/26/2016 Reset by Court to 09/26/2016*  
Result: Held  
Created: 09/19/2016 2:57 PM
- 09/26/2016 **Record - Proceedings**  
Created: 09/26/2016 2:17 PM
- 10/03/2016 **Order - Setting Aside Judgment** (Judicial Officer: Grensky, Ron D. )  
Signed: 10/03/2016  
Created: 10/03/2016 4:48 PM
- 10/03/2016 **Reinstated**  
Created: 10/03/2016 4:49 PM
- 10/07/2016 **Return - Sale Upon Execution**  
Created: 10/10/2016 10:12 AM
- 10/11/2016 **Answer**  
Created: 10/13/2016 10:34 AM
- 10/18/2016 **Notice - Rule 7 - 91 Day**  
Created: 10/18/2016 3:47 PM
- 11/07/2016 **Motion - Dismissal**  
*Motion To Dismiss Against Def. Sherry Loves Affirm. Def. and Counter claims*  
Created: 11/09/2016 2:03 PM
- 11/21/2016 **Declaration**  
Created: 11/23/2016 10:29 AM
- 11/21/2016 **Response**  
*To PTF's Motion to Dismiss- RDG*  
Created: 11/23/2016 10:30 AM
- 12/01/2016 **Reply**  
*In support of Motion to Dismiss*  
Created: 12/02/2016 9:44 AM
- 12/23/2016 **Digitized Judgment Document** (Judicial Officer: Gerking, Timothy )  
Signed Date: 12/23/2016  
Created: 12/23/2016 4:39 PM
- 12/23/2016 **Notice - Judgment Entry**  
Created: 12/23/2016 4:41 PM
- 12/27/2016 **Hearing - Motion** (2:00 PM) (Judicial Officer Grensky, Ron D.)  
*PTF Mtn to Dismiss DEF Love's Affirm. Def. and Counterclaims; PTF Atty Thomas to appear by phone by calling 541-776-7171 x169*  
*12/19/2016 Reset by Court to 12/27/2016*  
Result: Held  
Created: 12/05/2016 8:14 AM
- 12/27/2016 **Record - Proceedings**  
*HGMO 12-27-16*  
Created: 12/27/2016 3:02 PM
- 03/08/2017 **Notice - Trial**  
*Please confer and agree on a trial date, then contact Bill at 541-776-7171, ext.172.*  
Created: 03/08/2017 8:45 AM
- 03/08/2017 **Order** (Judicial Officer: Grensky, Ron D. )  
*Order DENYS motion to dismiss*  
Signed: 03/08/2017  
Created: 03/08/2017 3:18 PM
- 03/17/2017 **Memorandum - Reply**  
*Defendant's Answer*  
Created: 03/20/2017 11:02 AM
- 03/22/2017 **Letter**  
*RDG/ reviewed by RDG 3.23.17*  
Created: 03/22/2017 4:53 PM
- 04/04/2017 **Notice**  
*Substitution of Counsel*  
Created: 04/04/2017 3:51 PM
- 04/04/2017 **Declaration**  
*service 4.4.17*  
Created: 04/04/2017 3:51 PM
- 04/27/2017 **Motion**  
*To Substitue Named PTF and Memorandum in Support*  
Created: 04/28/2017 10:40 AM
- 05/02/2017 **Order** (Judicial Officer: Grensky, Ron D. )

11/21/2018

<https://publicaccess.courts.oregon.gov/PublicAccessLogin/CaseDetail.aspx?CaseID=18984508>

*Substitute Name*  
Signed: 05/02/2017  
Created: 05/02/2017 1:24 PM

07/12/2017 **Notice - Substitution of Attorney**  
Created: 07/13/2017 9:13 AM

07/12/2017 **Declaration**  
Created: 07/13/2017 9:13 AM

07/20/2017 **Notice - Dismissal**  
Created: 07/20/2017 9:28 AM

11/16/2017 **Motion - Summary Judgment**  
*Oral Argu-RDG*  
Created: 11/17/2017 11:23 AM

11/16/2017 **Declaration**  
*Of Casey Pence in Support of Motion*  
Created: 11/17/2017 11:23 AM

11/16/2017 **Declaration**  
*In Support of Motion for Summary Judgment*  
Created: 11/17/2017 11:23 AM

11/16/2017 **Declaration**  
*Of Service*  
Created: 11/17/2017 11:23 AM

12/09/2017 **Response**  
*To PTF's Motion for Summary Judgment-RDG*  
Created: 12/11/2017 9:28 AM

12/09/2017 **Affidavit**  
Created: 12/11/2017 9:28 AM

12/09/2017 **Affidavit - Counsel**  
Created: 12/11/2017 9:28 AM

12/15/2017 **Reply**  
*In Support of PTF's Motion for Summary Judgment - RDG*  
Created: 12/18/2017 9:08 AM

12/15/2017 **Declaration**  
Created: 12/18/2017 9:08 AM

12/18/2017 **Hearing - Pre-Trial Conference** (1:30 PM) (Judicial Officer Grensky, Ron D.)  
*2 day JT 1/16-17/18*  
Created: 07/25/2017 8:03 AM

12/18/2017 **Hearing - Motion** (2:00 PM) (Judicial Officer Grensky, Ron D.)  
*PTF Mtn for Summary Jdg; PTF ATTY to appear by phone by calling 5471-776-7171 x169*  
Result: Held  
Created: 11/17/2017 12:13 PM

12/18/2017 **Declaration**  
*In Support of Motion for Summary Judgment*  
Created: 12/18/2017 10:29 AM

12/18/2017 **Declaration**  
*of Service*  
Created: 12/18/2017 10:29 AM

12/19/2017 **Pending - Under Advisement** (Judicial Officer: Grensky, Ron D.)  
*Grensky - PTF Mtn for Summary Jdg-Jdg Grensky may hold a settl conf; if not will may be recused from this matter*  
Created: 12/19/2017 8:41 AM

12/19/2017 **Record - Proceedings**  
Created: 12/19/2017 9:57 AM

12/28/2017 **Notice**  
*Removal of Counsel*  
Created: 12/28/2017 3:34 PM

12/28/2017 **Declaration**  
*service*  
Created: 12/28/2017 3:34 PM

01/11/2018 **Notice - Trial**  
*Please confer and agree on a trial date, then contact Melanie at melanie.l.mierkey@ojd.state.or.us.*  
Created: 01/11/2018 1:26 PM

04/02/2018 **Hearing - Pre-Trial Conference** (1:30 PM) (Judicial Officer Grensky, Ron D.)  
*2 day JT 4/24-4/25*  
*03/19/2018 Reset by Court to 04/02/2018*  
Result: Held  
Created: 01/17/2018 2:58 PM

04/24/2018 **CANCELED Trial - Twelve Person Jury** (9:00 AM) (Judicial Officer Grensky, Ron D.)  
*Other*  
*2 day JT; pretrial conference set 3/19/18@1:30PM*  
Created: 07/25/2017 8:02 AM

07/12/2018 **CANCELED Hearing - Settlement Conference** (9:00 AM) (Judicial Officer Grensky, Ron D.)  
*Continued*  
*JA letter sent*  
Created: 06/19/2018 11:46 AM

08/06/2018 **Order** (Judicial Officer: Grensky, Ron D.)  
*Granting Motion for Summary Judgment*  
Signed: 08/03/2018  
Created: 08/06/2018 8:09 AM

09/27/2018 **Motion - Set Aside**  
*the Limited JDG of Dismissal and Reinstate Def's Ashley L Jensen, Ashley L Jensen as Trustee of the Jensen 2005 Trust and Credit Bureau of Josephine Co*  
Created: 09/27/2018 1:28 PM

09/27/2018 **Declaration**  
*in Support*



11/21/2018

<https://publicaccess.courts.oregon.gov/PublicAccessLogin/CaseDetail.aspx?CaseID=18984508>

Created: 09/27/2018 1:28 PM  
 09/27/2018 Affidavit/Declaration - Mailing  
 Created: 09/27/2018 1:28 PM  
 09/27/2018 Affidavit/Declaration - Mailing  
 Created: 09/27/2018 1:28 PM  
 09/28/2018 Order - Set Aside Judgment (Post-Disposition) (Judicial Officer: Grensky, Ron D. )  
 Signed: 09/28/2018  
 Created: 09/28/2018 2:06 PM  
 10/12/2018 Notice - Intent Take Default  
 to:  
 Created: 10/12/2018 1:52 PM  
 10/12/2018 Affidavit/Declaration - Mailing  
 mail: 10/12/18  
 Created: 10/12/2018 1:52 PM  
 10/29/2018 Notice - Rule 7 - 91 Day  
 Created: 10/29/2018 9:44 AM  
 11/05/2018 Notice - Dismissal  
 Created: 11/05/2018 10:30 AM  
 11/16/2018 Motion - Default Order  
 Created: 11/16/2018 11:56 AM  
 11/16/2018 Motion - Judgment  
 Created: 11/16/2018 1:50 PM  
 11/16/2018 Affidavit/Declaration Non-Military  
 Created: 11/16/2018 1:50 PM  
 11/16/2018 Statement - Attorney Fees  
 Created: 11/16/2018 1:51 PM  
 11/20/2018 Order - Default (Judicial Officer: Grensky, Ron D. )  
 Signed: 11/20/2018  
 Created: 11/20/2018 11:53 AM  
 11/20/2018 Digitized Judgment Document (Judicial Officer: Grensky, Ron D. )  
 Signed Date: 11/20/2018  
 Created: 11/20/2018 1:22 PM  
 11/20/2018 Notice - Judgment Entry  
 Created: 11/20/2018 1:23 PM

**FINANCIAL INFORMATION**

<b>Defendant Love, Sherry L</b>			
	Total Financial Assessment		736.00
	Total Payments and Credits		736.00
	<b>Balance Due as of 11/21/2018</b>		<b>0.00</b>
08/17/2016	Transaction Assessment		100.00
08/17/2016	xWeb Accessed eFile	Receipt # 2016-2482086	(100.00)
10/13/2016	Transaction Assessment		531.00
10/13/2016	xWeb Accessed eFile	Receipt # 2016-2675515	(531.00)
12/11/2017	Transaction Assessment		105.00
12/11/2017	xWeb Accessed eFile	Receipt # 2017-1095788	(105.00)
<b>Plaintiff Bayview Loan Servicing LLC</b>			
	Total Financial Assessment		668.00
	Total Payments and Credits		668.00
	<b>Balance Due as of 11/21/2018</b>		<b>0.00</b>
09/15/2014	Transaction Assessment		531.00
09/16/2014	Mail Payment	Receipt # 2014-440489	(531.00)
06/19/2015	Transaction Assessment		37.00
06/19/2015	xWeb Accessed eFile	Receipt # 2015-1101545	(37.00)
09/12/2016	Transaction Assessment		100.00
09/12/2016	xWeb Accessed eFile	Receipt # 2016-2567935	(100.00)
<b>Plaintiff US Bank Trust NA</b>			
	Total Financial Assessment		210.00
	Total Payments and Credits		210.00
	<b>Balance Due as of 11/21/2018</b>		<b>0.00</b>
11/17/2017	Transaction Assessment		105.00
11/17/2017	xWeb Accessed eFile	Receipt # 2017-1037143	(105.00)
09/27/2018	Transaction Assessment		105.00
09/27/2018	Phone Payment	Receipt # 2018-889396	(105.00)

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**IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF JACKSON**

U.S. BANK TRUST, N.A., AS TRUSTEE  
FOR LSF9 MASTER PARTICIPATION  
TRUST,

Plaintiff,

v.

SHERRY L. LOVE AKA SHERRY LYNN  
LOVE, INDIVIDUALLY; SHERRY L. LOVE  
AKA SHERRY LYNN LOVE, AS TRUSTEE  
OF THE SHERRY LYNN LOVE TRUST  
U.T.A.D. MAY 31, 2007; ASHLEY L.  
JENSEN, INDIVIDUALLY; ASHLEY L.  
JENSEN, AS TRUSTEE OF THE JENSEN  
2005 TRUST; CREDIT BUREAU OF  
JOSEPHINE COUNTY; AND OCCUPANTS  
OF THE PREMISES,

Defendants.

Case No. 14CV13220

**GENERAL JUDGMENT OF  
FORECLOSURE AND DECLARATION OF  
AMOUNT DUE BY DEFAULT AND  
SUMMARY JUDGMENT**

ORCP Rule 69

PURSUANT TO SB368, THIS IS A  
JUDGMENT OF FORECLOSURE AND DOES  
NOT CONSTITUTE A MONEY AWARD  
AGAINST ANY DEFENDANT

Based upon the Court's Order of Default against defendants Ashley L. Jensen, Individually; Ashley L. Jensen, as trustee of the Jensen 2005 Trust; and Credit Bureau of Josephine County, the Order for Summary Judgment against Defendants Sherry L. Love aka Sherry Lynn Love, Individually; Sherry L. Love aka Sherry Lynn Love, as Trustee of The Sherry Lynn Love Trust U.T.A.D. MAY 31, 2007, the records on file herein, and pursuant to the Motion for General Judgment and Declaration of Amount Due by Default and Summary Judgment by Plaintiff U.S. Bank Trust, N.A., as trustee for LSF9 Master Participation Trust ("Plaintiff"),

**IT IS HEREBY ADJUDGED:**

Page 1 – GENERAL JUDGMENT AND DECLARATION OF AMOUNT DUE BY DEFAULT

1           1.       Plaintiff's security interest in the real property located at 4098 FOOTS CRK RD,  
2 Gold Hill, OR 97525 ("Subject Property"), as evidenced by the Deed of Trust recorded in the  
3 official records of Jackson County as instrument number 2006-006927 ("Deed of Trust"), is a  
4 viable first priority lien, superior to the interests of all the Defendants. All rights, claims,  
5 ownerships, liens, titles and demands of all Defendants are subsequent to Plaintiff's lien as  
6 created by the Note and Deed of Trust. The Subject Property is legally described as follows:

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8           THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14  
9           IN TOWNSHIP 37 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN,  
10          JACKSON COUNTY, OREGON

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12          2.       The Deed of Trust is foreclosed and upon entry of this Judgment the court  
13 administrator shall upon request of Plaintiff issue a writ of execution for the sale, by the Sheriff,  
14 in the manner provided by law;

15          3.       Plaintiff has submitted a Declaration of Amount Due and is owed the total amount  
16 due under the Note and Deed of Trust and any future advances and/or fees that may be made or  
17 incurred pursuant to the terms of the Note and Deed of Trust up to the date of the execution sale.  
18 This amount is to be satisfied by sale of the Subject Property as directed under this Judgment;

19          4.       Plaintiff is owed reasonable attorney fees plus the remaining flat rate fees for an  
20 uncontested execution on the Judgment, pursuant to the Note and Deed of Trust and ORCP Rule  
21 68(C), which amount may be added to the outstanding obligation due and owing under the Note  
22 and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant to the Deed of  
23 Trust, these fees continue to accrue to the date of the execution sale. This amount to be satisfied  
24 by sale of the Subject Property as directed under this Judgment;

25          5.       Plaintiff is owed costs of suit pursuant to the Note and Deed of Trust, ORCP Rule  
26 68(A)(2) and ORS 20.115(4), which may be added to the outstanding obligation due and owing

1 under the Note and Deed of Trust and recovered from the proceeds of the sheriff's sale. Pursuant  
2 to the Deed of Trust, these costs continue to accrue to the date of the execution sale. This  
3 amount to be satisfied by sale of the Subject Property as directed under this Judgment;

4 6. Plaintiff is owed the prevailing party fee of \$300.00, this amount to be satisfied by  
5 sale of the Subject Property as directed under this Judgment.

6 7. The Sheriff shall make a return on the writ of execution to the court administrator  
7 along with the proceeds of the sale, if any. The proceeds of the sale, if any, shall be applied first  
8 toward the costs of the sale; then toward the satisfaction of Plaintiff's Judgment of Foreclosure  
9 awarded herein; and the surplus, if any, to the clerk of the court to be distributed to such party or  
10 parties as may establish their right thereto. The Defendants and all persons claiming through or  
11 under Defendants, whether lien claimants, judgment creditors, claimants arising under junior  
12 mortgages or deeds of trust, purchasers, encumbrances or otherwise, shall be barred and  
13 foreclosed from all rights, claims, interest or equity of redemption in the Subject Property and  
14 every part of the Subject Property when the time for redemption has elapsed;

15 8. Plaintiff or any other party to this action may become a purchaser at the  
16 foreclosure sale, and such purchaser shall be immediately let into possession of the subject  
17 property, until redemption of the property, if any. The purchaser at the foreclosure sale or any  
18 successor in interest may apply to this Court for a writ of assistance to gain possession of the  
19 subject property if Defendants or any other party or person refuses to surrender possession;

20 DECLARATION OF AMOUNT DUE BY DEFAULT

21 (PURSUANT TO SB 368, THIS IS A JUDGMENT OF FORECLOSURE AND DOES NOT  
22 CONSTITUTE A MONEY AWARD AGAINST ANY DEFENDANT)

23 1. The total amount of the unpaid principal balance, interest, and other amounts  
24 owed is \$500,376.38.

25 2. Simple interest at the variable rate currently at 5.77500% (\$31.82 *per diem*) after  
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1 September 30, 2017, through the date of judgment.

2 3. Attorney fees of \$10,890.75, plus \$305.00, through the date of sale.

3 4. Costs of \$118.04, plus costs accrued through the date of sale.

4 5. Prevailing party fee: \$300.00.

5 6. Post-judgment interest thereafter on the total amount above, #1-5, at the contract  
6 rate of interest or 9.000% per annum, whichever is greater, through the date of sale.

7 **IT IS SO ADJUDGED**

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Signed: 11/20/2018 09:57 AM



— Circuit Court Judge Ron D. Grensky —  
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**CERTIFICATE OF READINESS**

This proposed Order or Judgment is ready for judicial signature because:

1.  Each party affected by this order or judgment has stipulated to the order or judgment, as shown by each party's signature on the document being submitted.
2.  Each party affected by this order or judgment has approved the order or judgment, as shown by each party's signature on the document being submitted or by written confirmation of approval sent to me.
3.  I have served a copy of this order or judgment on all parties entitled to service and:
  - a.  No objection has been served on me;
  - b.  I received objections that I could not resolve with a party despite reasonable efforts to do so. I have filed a copy of the objections I received and indicated which objections remain unresolved.
  - c.  After conferring about objections, [ **role and name of objecting party** ] agreed to independently file any remaining objection.
4.  Service is not required pursuant to subsection (3) of this rule, or by statute, rule, or otherwise

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5.  This is a proposed judgment that includes an award of punitive damages and notice has been served on the Director of the Crime Victims' Assistance Section as required by subsection (5) of this rule.

6.  Other: \_\_\_\_\_

Presented By:  
ALDRIDGE PITE, LLP

/s/ Sarah M. Mathenia \_\_\_\_\_

Date: November 8, 2018

- { } Hunter Zook, OSB #095578
- { } Katie Riggs, OSB #095861
- {X} Sarah Mathenia, OSB #120681
- { } Shannon K. Calt, OSB #121855
- { } Christina Andreoni, OSB #160875

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